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## JUSTIFICATION LETTER

To: City of Las Vegas  
Planning & Project Department  
731 South Fourth Street  
Las Vegas, Nevada 89101

### Project Name and Location:-

Paradise Healthcare Services, Inc. dba Paradise Home Care  
Professional Office Use  
704 N. Jones Boulevard  
City of Las Vegas, County of Clark, State of Nevada Zip Code 89107  
**APN # 138-25-310-004,**

### Purpose:

The purpose of this letter is to request the Planning Commission for your kind consideration of our request for the approval of the proposed Office Use of the referenced property. We petition for Site Development Plan Review with Waivers to Project Standards and Zoning Variance for Landscape and Parking as presented in the Conceptual Reconstruction Plan. The Waivers for Landscape on the east side of the property be 0 ft instead of the required 5 ft and also waiver for no landscape on both the north and south side of the property adjacent to 708 on the and 700 because of the encroachment to the properties. We also request for a waiver for the Parking Plan for handicap parking to be in the rear of the building instead of in north side of the building next 708 as suggested in the Conceptual Reconstruction Plan. That would give us 15 ft one way entry to the parking and 15ft one way exit. We feel there is discrepancy in the Existing Site Condition Plan presented as a part of a Conceptual Reconstruct plan. We offer an alternative Parking Plan. We hope you would consider the changes and approve the Site Development Plan.

Our request for approval of Non-Work Certificate of Occupancy to secure City Business License is based on the following historical facts.

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## Background:

The property located at Charleston Heights Tract 45-C, is one of the 9 single family residential properties approved for Professional Office Use on Jones Boulevard. (both North & South Bound Jones Boulevard Corridor off the 95 Freeway)

The City Council at a regular meeting held February 18, 2004 approved the request for rezoning from R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES) GPA 3388 & ZON -3474.

The City Council again at a regular meeting held April 5, 2006 related to ZON 3474 approved the request for Extension Of Time (EOT-11905)

According to the City Department of Building & safety Records- submitted herewith- several facts reflecting the permitting of the property for various reconstruction and improvements :-

Permit Number 51697 Dated 03/25/1970

Permit Number 94-323668 Dated 02/25/1994 with final approval on 09/21/1994

Permit Number 02-018344 Dated 10/10/2002 with final approval on 02/07/2003 for commercial use.

Even though the property was originally built in the 1960s, over the years it has Extensive Roof and Building Reconstruction work including the interiors and exterior as evidenced by the City Building Departments issued Permits. New Sprinkler System, Fire Alarm and Back up Power System installed. Extensive Electrical and Mechanical Work was done which we believe meets current standards as required by the City.

We hereby submit the required improvement plans for the above referenced to the City of Las Vegas (COLV) on our own behalf. The plans are prepared in consideration of City of Las Vegas Planning and Project requirements. We will represent our selves at all public hearings, but will provide expert or legal lobbying services if necessary.

Included herewith in this Submittals:

- A. Entitlements-Site Design Review, Non-Work Certificate of Occupancy, Waivers of Conditions or Variance for Landscape requirements.
- B. Topographic and Boundary Survey-Appropriate horizontal and vertical control in support of civil design is not required in this project.

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- C. Improvement Plans (Construction Documents) - are prepared with the following improvement construction plan. (franchise utility design-gas, power, cable, telecommunications-are not required and therefore not included):

- Cover Sheet
- General Notes
- Site Plan
- Landscape Improvement
- Parking Plan and Profile Adjacent Properties

Offsite Improvement Plans-Offsite improvement are anticipated to be minor. Initial investigation indicates that sewer is available in adjacent streets. Offsite plan and profile sheets are not provided.

- D. Plan Submittal and Coordination-The prepared plans are submittal to the review committee and appropriate agencies (Planning & Building Safety, thereby to the Planning Commission) and we will also attend meetings as necessary for review and coordination.
- E. Drainage and Traffic-It is assumed drainage Study Update or traffic study will not be required.

Included herewith the following except as indicated above

- A. Site Design Review: -Review/ Change/Waivers and Planning Final Action requirements.
- B. Copies of prior permits by previous owner who operated Day Care Center, cross access agreements with owners of adjacent properties, research review and preparation of title reports, legal documents and exhibits, legal descriptions, easements, right-of-way, ingress/egress & cross access agreements, sub-division guarantee, and other related documents.
- C. Site layout plan, conditions of approval, existing building plans and proposed building elevations schematics.
- D. Complete & current title report with related documents, including deeds and easement descriptions and figures.
- E. All permitting, building department submittals
- F. Submittal fees, permitting fees

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Exclusions from the submittal include

- A. Geotechnical Investigation
- B. Analysis design, coordination and construction plan for storm drains water wells, site lighting utility relocation, rezoning, landscape and irrigation, demolition, structural, traffic signal and control, construction staking, construction staging and offsite facilities
- C. Underground utility locations services
- D. Planning, review, analysis of drainage and utility systems on adjacent properties
- E. Preparation of applications and permits including planning and zoning applications, NDPES permits, municipal, agency, state, and federal permits, regional flood control permits , NDOT permits, Storm Water Permits applications and hydraulic & hydrant flow tests. It is assumed that reasonable measures (as was determined by the review staff) to protect the site from flooding is already incorporated into the original design.

It is assumed that reasonable measures can be incorporated into the project acceptable to the Commission. If any of these assumptions change during the course of the project, a mutually agreed upon amendment will be negotiated.

Every effort is made to meet The Planning Commission schedule. The project will commence upon receipt of signed approval by the commission. It is understood that any review schedules and coordination meeting schedules are beyond every ones control. However, we will be responsible for timely response to any questions regarding engineering related site layout changes, if any required.

### **Our Plan for the Office**

Our company, Paradise Healthcare Services, Inc. dba Paradise Home Care has been providing quality healthcare services in the Las Vegas area since 2004. This includes personal care, homemaker, chore, respite care to support clients in their own homes - mostly seniors and people with physical challenges. Paradise Home Care services are a valuable element of complete home health care system. Our services reduces the effects of illness, prevent accidents that would cause more injuries or permanent disabilities, thus sustaining and prolonging the highest standards of in-home-living, independence and personal dignity for our clients. In addition, we have all the required licenses and permits in place which would comply with all federal, state, county and City requirements.

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It is proposed that the office be established as a 4-5 person support and satellite office. The office will serve as branch office mainly responsible for the implementation of the administration, budget and policies.

In order to effectively utilize the existing property within the guidelines of the General Plan Amendment (GPA-3388) approved by the City Counsel, and an approved residential zoning conversion as per ZON-3474 & EOT-11905, we believe it should be implemented strictly and within the time schedule envisaged. This necessarily requires realistic planning of every activity of project Implementation. At this stage, it is possible to break down the project into the following key elements.

**Comprehensive site project plan: -**

The plan presented reflects an existing infrastructure. The details regarding the various systems that the building integrates is described. This includes the site plan, parking, Landscape, building Elevations and Floor Plans.

**Design**

Following parameters are considered:

- Regional characteristics
- Design Constraints
- Functional Integration of all areas & services
- Local By-laws
- Architecture
- Local environment
- Aesthetic Interior, External landscape
- Building cost

**Office Atmosphere**

Following parameters are considered to instill a conducive office atmosphere: -

- To provide pleasing office environment, pleasant to eyes and ears, adequate in size, properly allocated.
- The Reception area is adequately spacious, to handle any visitor in a graceful manner and have low noise, echo and glare.
- The office design is ideally integrated with the interiors & exteriors so that it blends with the aura of the building, and at the same time retains the integrity of the neighborhood.

The whole building has pleasant, homey and friendly aura, which inspires confidence with adequate space to provide dignity and respect to all employee.

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## **The Layout**

An efficient office layout is an effective synthesis of the following factors:

- Work Flow
- Infrastructure support
- Area requirement
- Equipment arrangement
- Physical environment
- Site arrangement
- Landscaping
- Supply of power/ parking facility/ fire prevention etc.

## **Work Flow Consideration**

Well-organized workflow ensures optimum use of space in work performance and contributes to productivity. There are a number of features concerning the flow of work, which have bearing on operations, the most relevant ones being:

***Density Vs Distance*** - Services requiring maximum use are placed nearest to specific entrances and Vice-Versa. Segregation of different types of flow for maximizing congestion & confusion should also be considered in this context.

## **Traffic Comprising of**

- 4-5 Staff requiring unrestricted free movement
- (No visitors) and No staff requiring protected circulation space
- Services and supplies requiring direct communication between the source of supply and areas of usage with maximum efficiency.

## **Flexibility**

Planning of physical characteristics of location and technology is compatible and within areas is essential to optimize utilization. While area assignment and workflow are very important, rapid advancements in computer technology require flexibility in supporting utilities, with scope for expansion.

## **Infrastructure Support**

Engineering services such as continuous power supply provide crucial back up to the office function. Most small offices are limited in their effectiveness if the infrastructures such as backup power supply and sprinkler system etc. are not available on the spot. We have to take special care to ensure that these supports are adequately provided for.

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## **Area Requirement**

- Apart from the appropriate location of offices with the equipment, the area requirement to individual zones is an important feature for planning. The area requirements will influence judicious use of space, movement & handling through the office, efficiency of operations, employees' comfort and the cost of remodeling. This exercise were carried out carefully.

## **Functional Program and Planning**

*Office planning started with functional programming of the following zones: -*

### **Entrance & Exit Zones**

- Main Entrance
- Emergency Exits

### **Ambulatory Access Zone**

- Reception
- Handicap Access
- Handicap Parking

## **Conclusion**

Increased demand in the Las Vegas Valley for office spaces with the willingness of clients to pay top dollars have led our leader in collaboration with city planners to find a way to ease the problem. Many offices and private homes have been converted recently to offices and office condos with a view to cater to this demand. At the same time, there is a felt need to optimize resources, achieve cost effectiveness while maintaining a high quality of service. At the same time it has to be borne in the minds of our leaders to prevent and control Pollution and to initiate the steps for prevention of environmental disasters.

We respectfully understand that It is the purpose and intent of the City Council & the Planning Commission that the zoning Code of the City of Las Vegas promote the following purposes:

1. To preserve and enhance the present qualities and advantages that exist in the area;
2. To encourage the most appropriate use of land, water and natural resources consistent with the public interest;

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3. To overcome present problems and handicaps and effectively manage future problems that may result from the use and project of land and property;
4. To prevent the impacts of both overcrowding of land and undue concentrations of population as well as the negative effects of leapfrogging sprawl and under-utilization of land and property;
5. To manage the orderly and efficient provision of adequate levels of public facilities and services necessary to support planned project;
6. To protect human, environmental, social, natural and economic resources;
7. To maintain, through orderly growth and project, the character and stability of present and future land use and project in the City.

We believe that this title enable us a choice to use the existing property as an office, will not only save us time and money, but will give us the opportunity to expand our business to reach out to more seniors and help them live their remaining years with better health, dignity, independence, and a superior quality of life.

This letter states our intent of commitment to provide the best services with our full dedication to change the outlook and quality of life for seniors in Southern Nevada and beyond. If our letter has captured the essence of what we promise, we believe that we are moving toward a direction that can be advantageous to all of us.

Thank You for the opportunity and waiting for your favorable response,  
I remain Dear sirs,

Sincerely,



Bedri Abdullahi

President & C.E.O

Paradise Healthcare Services, Inc.

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